



Columbia County Planning Commission
Proposed Agenda for June 2, 2016 at 6:00 P.M.
Evans Government Center Auditorium
Evans, Georgia

Planning Commissioners:

Countywide - Jim Cox

District 1 – Chris Noah

Vice-Chairman – Donald Skinner

District 3 – Richard Henderson, Sr.

District 4 – Dewey Galeas

- A. CALL TO ORDER..... Chairman Cox
- B. INVOCATION Chairman Cox
- C. PLEDGE OF ALLEGIANCE..... Chairman Cox
- D. ROLL CALL / QUORUM Chairman Cox
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Cox
 - 1. May 19, 2016
- F. APPROVAL OF THE AGENDA Chairman Cox
- G. PRESENTATION..... Chairman Cox
- H. DEBATE AGENDA Chairman Cox
 - 1. Unfinished Business Chairman Cox
 - a. Rezoning
 - 1. None
 - b. Variance
 - 1. None
 - 2. New Business Chairman Cox
 - a. Conceptual Plan
 - 1. **The Heights at Canterbury Farms**, located off of Canterbury Farms Parkway, zoned PUD (Planned Unit Development), 3 single family lots and 70 townhome units, 12.56 +/- acres, portion of Tax Map 051 Parcel 070U, *Commission District 4. Staff Assignment Andrew Strickland.*
 - 2. **The Ridges at Pine Bluff**, located off of William Few Parkway, zoned PUD (Planned Unit Development), 14 lots, 22.93 +/- acres, portion of Tax Map 059 Parcel 138H, *Commission District 3. Staff Assignment Andrew Strickland.*
 - 3. **Whispering Pines Phase II**, located off of William Few Parkway, zoned PUD (Planned Unit Development), 116 lots, 51.4 +/- acres, portion of Tax Map 059 Parcel 138G, *Commission District 3. Staff Assignment Andrew Strickland.*
 - 4. **Whispering Pines Phase III**, located off of William Few Parkway, zoned PUD (Planned Unit Development), 121 lots, 69.38 +/- acres, portion of Tax Map 059 Parcel 138H, *Commission District 3. Staff Assignment Andrew Strickland.*
 - b. Preliminary Plat
 - 1. **Kelarie, Section II**, located off of Baker Place Road, zoned PUD (Planned Unit Development), 48 lots, 12.53 +/- acres, portion of Tax Map 051 Parcel 003Q, *Commission District 3. Staff Assignment Nayna Mistry.*

c. Final Plat

1. None

d. Public Hearings

1. **RZ16-06-01, (Public Hearing)** Rezoning from R-1 (Single-family Residential District) and S-1 (Special District) to PRD (Planned Residential Development), Tax Map 078 Parcels 047, 048B, and 048C, 6.83+/- acres, located at 4045 Evans to Locks Road, and 703 and 707 Jennings Road. *Commission District 1. Staff Assignment Danielle Bolte.*
2. **RZ16-06-02, (Public Hearing)** Change of Conditions, Tax Map 078H Parcel 083C, 0.67+/- acres, located at the intersection of Columbia Road and Spring Lakes Drive. *Commission District 2. Staff Assignment Danielle Bolte.*
3. **VA16-06-01, (Public Hearing)** Variance to Sections 90-98 *List of Lot and Structure Requirements*, and 90-139 *Buffers*, Tax Map 002 Parcel 028A, 1.66+/- acres, located at 7469 Winfield Road. *Commission District 4. Staff Assignment Danielle Bolte.*

e. Items Added (which need immediate action or have not gone before Committee)

1. **TUP** – 3236 Michelle Drive, Tax Map 006 Parcel 169, zoned R-A (Residential Agriculture) **Staff Assignment Danielle Bolte.**

I. LEGAL MATTERS County Attorney Driver

1. None

J. STAFF AND COMMISSIONER COMMENTS Chairman Cox

1. **MW16-06-01**, Minor Waiver for Jonathan P. and Denise Hartman, Tax Map 081B Parcel 352, 0.44+/- acres, located at 3704 Pebble Beach Drive. *Commission District 1. Staff Assignment, Nayna Mistry.*

K. PUBLIC COMMENTS AND PARTICIPATION Chairman Cox

The next scheduled Planning Commission meeting is June 16, 2016 at 6:00 P.M. in the Auditorium of Building A at the Evans Government Center.



CONCEPTUAL PLAN

THE HEIGHTS AT CANTERBURY FARMS

Property Information

Subdivision Name	The Heights at Canterbury Farms
Location/address	Off Canterbury Farms Parkway
Tax Map / Parcel	Tax Map 051 Parcel 070U
Total Acreage	12.56 acres
Number of lots	70 Townhomes, 3 single family
Zoning	PUD (Planned Unit Development) (13-11-03)
Owner/Developer	Canterbury Farms, LLC
Commission District	District 4 (Morris)
Recommendation	Approval with Conditions

Summary and Recommendation

Applicant Canterbury Farms, LLC, has submitted for approval a conceptual site plan for The Heights at Canterbury Farms and phase II of Linsmore, located off of Canterbury Farms Parkway. The site consists of a 12.56 +/- acre portion of Tax Map 051 Parcel 070U, currently zoned PUD (Planned Unit Development) as part of the Canterbury Farms development. There are 3 single family lots proposed in Section II of Linsmore, and 70 townhouse units proposed for the Heights.

This property was rezoned in 2008 (RZ08-04-01) with multiple revisions since then, the most notable of which was a major revision in 2013 (RZ13-11-03). This portion of the property has been designated for townhome development since the original zoning in 2008. The number of townhomes proposed on the conceptual plan is less than that shown on the approved PUD master plan.

The submitted conceptual plan includes three single family lots adjacent to the existing section of Linsmore and a total of 70 townhouse units along a single road. Planted medians are provided along the length of the road and in the center of the turnaround area, which will help provide aesthetic and curb appeal and serve as traffic calming.

Sidewalks will be provided along both sides of the road, with a trail connecting the townhouses to the amenity area centered on the pond to the south of the site. A total of 5.95 acres of the property is left as open space, which exceeds the amount required and includes a large buffer from I-20 as well as buffers from the single family sections of the development. Per the PUD narrative, the buffer from I-20 is to include an 8 foot privacy fence and berm with pine trees planted every 20 feet. An existing fence is indicated on the conceptual plan, which may go partway towards meeting this requirement. A 40 foot buffer is required from single family sections; this requirement appears to be met by the concept plan but will be confirmed during preliminary plat review.



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CONCEPTUAL PLAN

THE HEIGHTS AT CANTERBURY FARMS

The conceptual plan was revised to account for state waters found on the site.

Staff recommends **approval with conditions** of the conceptual plan for the Heights at Canterbury Farms.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Fire Marshal:

The width of the roadway must be at least 20 feet around the traffic circle at the end of Linsmore Avenue.

Planning:

Driveways must be a minimum of 20 feet as measured from the back of the sidewalk.

Water and Sewer:

Tie-ins to existing water and sanitary sewer network must be shown.

Comments:

GIS:

1. Although not required at this stage of review, a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout are required to be submitted during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
2. Please show addresses once assigned. Addressing will be assigned once an AutoCAD DWG meeting all requirements has been submitted.
3. Please show Linsmore Avenue continuing as the road name for the proposed development.

Environmental Services:

Need to make sure that runoff from I-20 is accounted for in the hydrology and hydraulic design.



CONCEPTUAL PLAN

THE HEIGHTS AT CANTERBURY FARMS

Fire Marshal:

1. Fire department access road appears to be less than 20' clear width. This would be cause for denial of the plan.
2. Turning radius around the landscape islands to be reviewed at preliminary plat.

Planning:

Approval of the conceptual plan does not guarantee the number of lots proposed. All technical and engineering requirements must be met on the preliminary plat, when submitted. There are proposed changes to some County codes that may impact the engineering and design of the project during preliminary plat review.





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CONCEPTUAL PLAN

THE RIDGES AT PINE BLUFF

Property Information

Subdivision Name	The Ridges at Pine Bluff
Location/address	Off William Few Parkway
Tax Map / Parcel	Tax Map 059 Parcel 138H
Total Acreage	22.93 acres
Number of lots	14
Zoning	PUD (Planned Unit Development) (RZ05-10-10)
Owner/Developer	Whispering Pines of Evans, LLC
Commission District	District 3 (Richardson)
Recommendation	Approval with Conditions

Summary and Recommendation

Applicant Whispering Pines of Evans, LLC, has submitted for approval a conceptual site plan for The Ridges at Pine Bluff, a single family development to be located off of William Few Parkway. The site consists of a 22.93 +/- acre portion of Tax Map 059 Parcel 138H, currently zoned PUD (Planned Unit Development) as part of the Riverwood Plantation West development.

This property was rezoned in 2005 (RZ05-10-10) with a subsequent revision in 2016 (RZ16-03-06). This parcel is designated P-R1 on the approved PUD master plan, with lot requirements to follow the Columbia County guidelines for R-1 (Single Family Residential).

The submitted conceptual plan is for 14 lots located in between Windmill Plantation and the existing phases of Pine Bluff. The lots are to be accessed by two frontage roads off of William Few Parkway, both of which will end in cul-de-sacs. There are steep slopes on the parcel that would make connecting the two proposed roads difficult, although connecting the roads would be desirable.

All of the lots are over 1 acre, with front setbacks 30 feet from the right of way and 10 foot side and rear setbacks, meeting the requirements for R-1 zoning. Just less than 5 acres (21.6%) of open space is provided, including a buffer along William Few Parkway and state waters buffers at the rear of the lots.

Staff recommends **approval with conditions** of the conceptual plan for the Ridges at Pine Bluff.



CONCEPTUAL PLAN

June 2, 2016

THE RIDGES AT PINE BLUFF

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

Disturbance to the buffer from William Few Parkway is to be minimized as much as possible. Grading will only be permitted for provision of roads and utilities, and any disturbed areas are to be replanted with evergreen trees.

Comments:

GIS:

1. The Ridges at Pine Bluff is not an approvable subdivision name as ""The Ridges"" is already being used by established subdivision(s)/subdivision phase(s) within the county. Please submit an alternate name for review and possible approval.
2. Please submit alternate road names as there are 31 established road ways within the county that contain ""Pine"" and 5 road ways that begin with ""Timber."" Although, a road name with ""Pine"" can not be approved, a road name that uses but does not begin with ""Timber"" is approvable. Also, please refrain from using ""Timber"" with the road type ""Trail."" Other road types including but not limited to Creek, Hills, Hollow, Knoll, Lane, Pass, Path, Row, Run, Trace, Valley, View, Vista, Way, or Walk can be approved.
3. Please submit a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
4. Addresses will be assigned once a DWG that meets the specified criteria is received. Please show the proper addresses once assigned.

Environmental Services:

Show location of all state waters and applicable undisturbed buffer.

Fire Marshal:

Note: Fire hydrants to be installed per code, maximum 1000 feet apart.



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CONCEPTUAL PLAN

THE RIDGES AT PINE BLUFF

Planning:

1. Approval of the conceptual plan does not guarantee the number of lots proposed. All technical and engineering requirements must be met on the preliminary plat, when submitted. There are changes proposed to the County codes that may impact this project at the time of preliminary plat review.
2. Areas currently labelled greenspace should be re-labelled as open space.

Water and Sewer:

Show water tie-in.





CONCEPTUAL PLAN

REVISION TO WHISPERING PINES II

Property Information

Subdivision Name	Whispering Pines II
Location/address	Off William Few Parkway
Tax Map / Parcel	Tax Map 059 Parcel 138G
Total Acreage	51.4 acres
Number of lots/units	116
Zoning	PUD (Planned Unit Development) (RZ05-10-10)
Owner/Developer	Whispering Pines of Georgia, LLC
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Applicant Whispering Pines of Georgia, LLC, has submitted for approval a revised conceptual site plan for Whispering Pines II, a single family subdivision. This site is located off of William Few Parkway within the Riverwood West development. The site consists of one parcel, Tax Map 059 Parcel 138G, 51.4 +/- acres, currently zoned PUD (Planned Unit Development).

This property was rezoned in 2005 (RZ05-10-10) to PUD (Planned Unit Development) as part of the Riverwood West development. This site is near the intersection of William Few Parkway and Clanton Road and will have access from Clanton Road, William Few Parkway, and through the previous section of Whispering Pines. The original conceptual plan was approved on March 3, 2016.

The portion to be developed consists of 51.4 acres, of which 24.5 acres will be left as natural buffers and open space for the development. This open space includes 75 foot buffers from William Few Parkway and portions of Clanton Road; the buffer narrows behind lots 133-137. A park area is provided for the development on the corner of Whispering Pines Way and Overcup Lane which will contain an activity field, pavilion, and playground equipment and which connects to a greenbelt along the creek between this phase and the existing section of Whispering Pines.

The primary changes to the approved conceptual plan are the relocation of the entrance from William Few Parkway to move it further east, away from the intersection with Clanton Road, and the removal of the mid-block road in the northern loop in favor of a pedestrian path. These changes have been reviewed and approved by the traffic department.

Comprehensive development standards have been proposed as part of this conceptual plan submittal. Front porches are encouraged; rear porches are required. The minimum square footage of the homes is expected to be 1500 square feet. Setbacks for the project will be 25 feet from the right



CONCEPTUAL PLAN

REVISION TO WHISPERING PINES II

of way line, 5 feet from the side property lines on 50 foot to 60 foot lots; 7.5 feet from the side property lines on the 65 and 70 foot lots; and 10 feet from the rear property lines. These requirements meet or exceed those specified in the PUD.

Sidewalks are to be installed along all streets and are to be located 5 feet from the curb.

Staff recommends **approval** of the revision to the conceptual plan.

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

The comments provided below are from review of the original conceptual plan.

Comments:

Environmental:

Based on site visit conducted 2/16/16, intermittent state waters were identified that was not shown on the plan. Show state waters and buffer from lot 190 to between lots 157 and 158.

GIS:

1. AutoCAD drawing files, including the Cover Sheet and Lot Layout, are required to be submitted via CD or digital copy. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
2. Addresses will be assigned to lots once a DWG is submitted in the correct coordinate system.
3. Please submit two additional road names. Overcup Lane and Whispering Pines Way are approvable as noted on the plan. However, Whispering Pines Way should terminate at the intersection near lot 115. A new road name should be used for the loop that serves lots 116-119 and lots 131-205. The loop should start at Clanton Road and continue around to the intersection near lot 143. A road name should be submitted for the short road between lots 185/186 and lots 197/198 as well.

Traffic Engineering:

To determine if turn lanes are required please see the, "Criteria and Guidelines for Project Access Improvements on County Roadways".



CONCEPTUAL PLAN

WHISPERING PINES III

Property Information

Subdivision Name	Whispering Pines III
Location/address	Off William Few Parkway
Tax Map / Parcel	Tax Map 059 Parcel 138H
Total Acreage	69.38 acres
Number of lots	121
Zoning	PUD (Planned Unit Development) (05-10-10)
Owner/Developer	Whispering Pines of Georgia, LLC
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Applicant Whispering Pines of Georgia, LLC, has submitted for approval a conceptual site plan for Phase III of Whispering Pines, located off of William Few Parkway. The site consists of a 69.38 +/- acre portion of Tax Map 059 Parcel 138H, currently zoned PUD (Planned Unit Development) as part of the Riverwood Plantation West development. There are 121 lots proposed in this phase of the development.

This property was rezoned in 2005 (RZ05-10-10) with a subsequent major revision in 2016 (RZ16-03-06). This portion of the development is designated P-R2 for single family residential development on the approved PUD plans.

The submitted conceptual plan is for 121 single family lots with widths ranging from 55 feet to 70 feet, arranged around a loop road; there are no cul-de-sacs in this phase. Access to this section of Whispering Pines will be from William Few Parkway through Phase I. Connections will be left for future phases of the development from the roundabout proposed at the northeast corner and via a stub-out of the road from the northwest corner of the development.

Sidewalks will be provided along both sides of the road, with a pedestrian path provided mid-block and to the amenity area, which the narrative indicates will include a pool, pavilion, and playground to be utilized by the whole development. A small park is also proposed in the southeast corner of the development, and extensive buffers and wildlife trails are provided throughout the development. In total, just over 35 acres is left as open space. The narrative indicates that as far as possible, the buffer areas will not be graded and existing vegetation will be left in place.

Staff recommends **approval** of the conceptual plan for Phase III of Whispering Pines.

CONCEPTUAL PLAN

WHISPERING PINES III

Interdepartmental Review

A copy of this staff report is sent to the applicant and owner of the property in question prior to the public hearing.

Comments:

GIS:

1. Please submit three road names for review/approval for the new road network.
2. Although not required at this stage of review, a CD or digital copy of the AutoCAD drawing files including the Cover Sheet and Lot Layout are required to be submitted during preliminary plan review. The drawing files need to be in state plane (Georgia, East Zone, NAD 83 coordinate system) including at least two benchmarks showing state plane coordinates and a benchmark or temporary benchmark referencing NAVD88 elevation.
3. Please show addresses once assigned. Addressing will be assigned once an AutoCAD DWG meeting all requirements has been submitted.

Environmental Services:

1. Road crossing will need to be permitted by USACE
2. Road crossing must be designed for 100-yr storm. The water elevation must not top road at 100-yr storm

Floodplain:

Pending review

Planning:

Approval of the conceptual plan does not guarantee the number of lots proposed. All technical and engineering requirements must be met on the preliminary plat, when submitted. There are changes to some County codes in progress that may impact the engineering and design of the project at the time of preliminary plat review.

Traffic:

Pending review

Water and Sewer:

Tie-ins to existing water and sewer networks must be shown.



June 2, 2016

PRELIMINARY PLAT

KELARIE, SECTION II

Property Information

Subdivision Name	Kelarie, Section II
Location/address	Off Baker Place Road
Tax Map / Parcel	Tax Map 051 Parcel 003Q
Total Acreage	12.53 acres
Number of lots/units	48 lots
Zoning	PUD (Planned Unit Development)
Engineer	Cranston Engineering
Commission District	District 3 (Richardson)
Recommendation	Approval

Summary and Recommendation

Coel Development, LLC, seeks preliminary plat approval for Section II of Kelarie, located off Baker Place Road. The property is zoned PUD (Planned Unit Development). The proposed subdivision is 48 lots on approximately 12.53 acres.

The PUD zoning was approved for this property in 2014 (RZ14-02-03) with a subsequent revision for this section of the development earlier this year (RZ16-05-02).

This section of the development includes 44 single family lots and 4 townhome lots with 4 units apiece. The average single family lot size is 6386 square feet with a minimum lot size of 5280 square feet. The townhome lots average 18,133 square feet with a minimum lot size of 17,550 square feet. Setbacks are 20 feet from the right of way, 5 feet from the side, and 10 feet from the rear property lines. Sidewalks are required and are proposed on both sides of the road. Street trees with a minimum DBH of 3 inches are proposed along all streets.

2.4 acres of common areas are proposed in this section of the development, including a 30 foot buffer from Baker Place Road.

The conceptual plan for this subdivision was approved as part of the rezoning request in 2014, with the revised conceptual layout approved as part of the minor revision in 2016. The submitted preliminary plat appears to substantially comply with the approved conceptual plan.

Staff recommends **approval**. The plat will not be released until the plan review process is complete and all departmental requirements are met.



REZONING

June 2, 2015

FILE : RZ16-06-01

R-1/S-1 to PRD

Property Information	
Tax Map/Parcel ID	078 047, 048B, 048C
Address/Location	4045 Evans to Locks Road 703 and 707 Jennings Road
Acreage (+/-)	6.83 +/-
Current Zoning	R-1 (Single Family Residential) / S-1 (Special)
Existing Use	Vacant/Residential
Request	PRD (Planned Residential Development)
Commission District	District 1 (Duncan)
Recommendation	Approval with Conditions

Summary and Recommendation

Owners Harinderjit Singh and S & P Construction, LLC, and applicant Gerald Tirella request the rezoning of three parcels, Tax Map 078 Parcels 047, 048B, and 048C, 6.83 +/- acres located at 4045 Evans to Locks Road and 703 and 707 Jennings Road, from R-1 (Single Family Residential) and S-1 (Special) to PRD (Planned Residential Development) for the development of a single family neighborhood.

The parcels are located on the northeast side of the intersection of Evans to Locks Road and Jennings Road and are bordered by the Estates at Jones Creek, zoned R-2 (Single Family Residential) to the north, the Barrett Place PUD (Planned Unit Development) and several R-1 (Single Family Residential) properties to the west, and a church, zoned S-1 (Special) to the east.

The applicants are proposing to develop 35 single family Craftsman-style homes on the site, oriented around a central park area. All of the homes have garages that are accessed via a rear alleyway, so that no garage doors will be visible from the roadways. The homes will be a mix of one-and-a-half and two story cottages with an average size of 2200 to 2400 square feet.

The minimum lot size within the development will be 5000 square feet. Front setbacks will be 10 feet from the right of way, which will end at the back of the sidewalk, with rear setbacks of 10 feet. A mix of 7.5 and 10 foot side setbacks is proposed, with the ten foot setbacks provided for 12 homes primarily on the eastern side of the development and within the loop road. The inclusion of 7.5 foot setbacks aids in achieving the traditional neighborhood feel of the development and staff is comfortable recommending approval of the smaller side setbacks on the remaining 23 houses in line with the PRD ordinance.

Extensive landscaping is proposed throughout, including street trees planted an average of 50 feet apart, minimum 15 foot planted buffers along all property lines, supplemented by 6-foot privacy fencing, and a 20 foot landscaped buffer from Evans to Locks Road, as required by the PRD



REZONING

June 2, 2015

FILE : RZ16-06-01

R-1/S-1 to PRD

ordinance. A total of 0.75 acres of open space is provided within the development, primarily in the form of a large central park, which exceeds the minimum requirement of 10%. Sidewalks will be provided throughout the development and on both sides of the road.

Staff recommends **approval with conditions** of the request to rezone three parcels, Tax Map 078 Parcels 047, 048B, and 048C, 6.83 +/- acres located at 4045 Evans to Locks Road and 703 and 707 Jennings Road, from R-1 (Single Family Residential) and S-1 (Special) to PRD (Planned Residential Development) for the development of a single family neighborhood.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. Buffers along exterior property boundaries (including the Evans to Locks frontage) shall remain undisturbed. Adequate measures shall be employed to protect the required buffers during construction. Buffers shall be supplemented where necessary to create an opaque visual separation between adjacent properties.
2. Architectural requirements/guidelines for construction of single-family homes shall be submitted to Columbia County prior to approval of the final plat for inclusion in the PRD file.
3. The developer shall submit a street tree maintenance plan, including the party responsible for perpetual maintenance, prior to the acceptance of any improvements by Columbia County.

Comments:

Board of Education:

The school zones are Blue Ridge Elementary, Stallings Island and Lakeside High.

When overcrowded conditions occur in any one of our schools there is a possibility that children will be housed in portable classrooms. The influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase.

Building Standards:

Ensure all applicable codes provided by the International Residential code for one and two family dwellings, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.



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FILE : RZ16-06-01

R-1/S-1 to PRD

Fire Marshal:

To comply with applicable fire codes, including fire hydrant locations and fire department access roads.

Sheriff:

Thefts and property damage are associated with residential development. Concentrated patrols will be needed to deter these type crimes.

Stormwater Management:

1. The site improvements will disturb more than one acre, therefore, the proper NPDES permit and associated fees must be submitted to the Georgia Environmental Protection Division (EPD) and Columbia County 14 days prior to land disturbance.
2. Stormwater detention will be required unless site improvements result in no net increase in runoff.
3. Stormwater quality will be required.

Water and Sewer:

Water and sewer service is available to the properties. There is an existing water main along Evans To Locks Road. Sewer service will require a sewer main extension from an adjacent development. The Owner/Developer is responsible for all costs to extend water and sewer lines to the properties. Water and sewer flow tests will be needed to determine available capacities. Additionally, no permanent structure is allowed within twenty feet of any County owned water main. Trees and large shrubs should not be planted near water or sewer lines or within utility easements.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are primarily residential in nature. Densities in nearby developments range from just over 4 units per acre in Barrett Place to the west to just under 2 units per acre in the Estates at Jones Creek to the east. Although the proposed development is denser than surrounding neighborhoods, this does not necessarily make the proposal unsuitable for the area. The proposed use as single family residential is in keeping with development of this area.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned. A portion of the property is zoned for residential use, while the remainder is currently zoned as part of the church property.



REZONING

June 2, 2015

FILE : RZ16-06-01

R-1/S-1 to PRD

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not excessively burden existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
These properties are part of the neighborhood areas on the adopted future land use plan, which are anticipated to have a gross density between 1 and 4 units per acre. The anticipated gross density does not prohibit slightly higher densities in appropriate areas, but anticipates that these denser neighborhoods will be balanced out by other less dense areas so that the overall impact is approximately 1 to 4 units per acre. The proposed 5 units per acre is in keeping with the concept for infill development and traditional neighborhood designs and is appropriate in this residential area, on a main commuting route located between Evans Town Center and the Evans to Locks Activity Center.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
The location of the properties make them very suitable for infill development, and the shape of the lots and limited access to them lends them to the flexibility of the PRD zoning classification.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.

COLUMBIA COUNTY
GEORGIA



REZONING

June 2, 2015

FILE : RZ16-06-02

Change of Conditions

Property Information	
Tax Map/Parcel ID	078H 083C
Address/Location	Intersection of Columbia Road and Spring Lakes Drive
Acreage (+/-)	0.67 +/-
Current Zoning	P-1 (Professional)
Existing Use	Vacant
Request	Change of Conditions
Commission District	District 2 (Allen)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner John D Massey and applicant Chris Booker request a change of conditions for one parcel, Tax Map 078H Parcel 083C, 0.67 +/- acres located at the intersection of Columbia Road and Spring Lakes Drive, currently zoned P-1 (Professional), to remove the portion of Planning condition number 5 that requires all four sides of the building to be brick.

The property in question is located in the southwest corner of the intersection of Columbia Road and Spring Lakes Drive. The property is bordered on the north by Columbia Road and on the east by Spring Lakes Drive. Properties to the south and on the opposite sides of Spring Lakes Drive and Columbia Road are zoned R-2 (Single Family Residential). The property to the west is zoned S-1 (Special) for a daycare center.

This property was zoned P-1 (Professional) in 2013 (RZ13-09-10) with multiple conditions. The requested change of conditions is to a portion of Planning condition number 5:

5. Maximum building height is three (3) stories or 35 feet. The roof pitch shall be a minimum of 4:12 to achieve a more residential appearance compatible with 4210 Columbia Road (079 072). **Exterior elevations (excluding fenestration) shall be clad on 4-sides with brick of a standard 8" x 2 and 1/4" design.** Windows shall be true-divided or true divide effect. The building shall exhibit a traditional, symmetrical façade. Any dumpster enclosure shall be of the same brick design with black, opaque screening gates.

The applicant is requesting to remove the requirement for brick to be used on all four sides of the building and has submitted an alternate design using a combination of stone, board and batten siding, and heavy timber framing for the porch areas.



REZONING

June 2, 2015

FILE : RZ16-06-02

Change of Conditions

The intent of the above condition is to ensure compatibility with surrounding residential developments. It is staff's opinion that the proposed elevations and materials achieve this intent without requiring the use of brick.

Staff therefore recommends replacing Planning condition #5 from the original approval with the following language:

5. Maximum building height is three (3) stories or 35 feet. The roof pitch shall be a minimum of 4:12 to achieve a more residential appearance compatible with 4210 Columbia Road (079 072). Windows shall be true-divided or true divide effect. The building shall exhibit a traditional, symmetrical façade. Any dumpster enclosure shall be of the same design with black, opaque screening gates. **The building elevations shall substantially match those submitted with the change of conditions request. Colors must be neutral and are to be approved by Planning staff.**

Staff recommends **approval with conditions** of the request for a change of conditions for one parcel, Tax Map 078H Parcel 083C, 0.67 +/- acres located at the intersection of Columbia Road and Spring Lakes Drive, currently zoned P-1 (Professional), to replace Planning condition number 5 with the language below.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

1. Maximum building height is three (3) stories or 35 feet. The roof pitch shall be a minimum of 4:12 to achieve a more residential appearance compatible with 4210 Columbia Road (079 072). Windows shall be true-divided or true divide effect. The building shall exhibit a traditional, symmetrical façade. Any dumpster enclosure shall be of the same design with black, opaque screening gates. The building elevations shall substantially match those submitted with the change of conditions request. Colors must be neutral and are to be approved by Planning staff.
2. All other conditions from the original rezoning shall still apply.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.



REZONING

June 2, 2015

FILE : RZ16-06-02

Change of Conditions

Fire Marshal:

To comply with applicable fire codes.

Criteria for Evaluation of Rezoning Proposal

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**
Surrounding properties are primarily residential in nature. The proposed change of conditions does not impact the use of the property. The elevations submitted meet the intent of the conditions in creating a residential feel to the building.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**
The zoning proposal will not adversely impact the use of surrounding properties.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**
The property does have a reasonable economic use as currently zoned.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
The proposal will not excessively burden existing facilities.
5. **If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.**
The land use plan is silent regarding architectural requirements.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
There are none that staff is aware of at this time.
7. **Whether the proposal reflects a reasonable balance between the promotion of health, safety, and welfare against the right to unrestricted use of property.**
The proposal meets this test.



VARIANCE

June 2, 2016

FILE : VA16-06-01

Variance

Property Information	
Tax Map/Parcel ID	Tax Map 002 Parcel 028A
Address/Location	7469 Winfield Road
Acreage (+/-)	1.66 +/- acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Use	Commercial
Request	Variance to Section 90-98 <i>List of Lot and Structure Requirements</i> and 90-139 <i>Buffers</i>
Commission District	District 4 (Morris)
Recommendation	Approval with Conditions

Summary and Recommendation

Owner and applicant Cecil Bullard, Inc., requests variances to Section 90-98 *List of Lot and Structure Requirements* for one parcel, Tax Map 002 Parcel 028A, 1.66 +/- acres located at 7469 Winfield Road, currently zoned C-1 (Neighborhood Commercial) to reduce the front setbacks to match the existing building.

The property in question is located on the northwest side of the intersection of Winfield Road and Mistletoe Road and has been in commercial operation since the 1960s. Surrounding properties are zoned Primarily R-4 (Recreational Residential) and R-A (Residential Agriculture) with some additional C-1 and S-1 property on the diagonally opposite corner.

This property has not had a valid business license in over a year, so under Section 90-132 regarding nonconforming uses, before a business can be re-opened here the site must be brought into compliance with County code.

The building on the property was constructed in 1963 and currently sits approximately 52 feet from the centerline of Winfield Road and 46 to 48 feet from the centerline of Mistletoe Road. The required setback from both roads is 90 feet from the centerline. The applicant is requesting a variance to reduce the front setbacks to 45 feet and 50 feet respectively to accommodate the existing building.

The property also borders residential property on the west side. This portion of the property is used primarily for RV storage. A natural or structural buffer would ordinarily be required along this property line, consisting of either twenty feet of landscaping or a solid privacy fence and ten feet of landscaping. Currently, no buffer is provided along this property line, although there are fence posts delineating the boundary. Given the rural character of the area and the fact that this property has been in operation for over fifty years with no complaints, staff is comfortable waiving the buffer



VARIANCE

June 2, 2016

FILE : VA16-06-01

Variance

requirements in return for the planting of five trees along Winfield Road to provide some screening from the right of way.

Staff recommends **approval** of the variances to Section 90-98 *List of Lot and Structure Requirements* and **approval with conditions** of the variance to Section 90-139 *Buffers* for one parcel, Tax Map 002 Parcel 028A, 1.66 +/- acres located at 7469 Winfield Road, currently zoned C-1 (Neighborhood Commercial) to reduce the front setbacks to match the existing building.

Interdepartmental Review

A copy of this staff report, including a list of all recommended zoning conditions, is sent to the applicant and owner of the property in question prior to the public hearing.

Conditions:

Planning:

Five overstory trees shall be planted along the frontage of Winfield Road. These trees may be either inside or outside of the existing fenceline.

Comments:

Building Standards:

Ensure all applicable codes provided by the International Building Code, National Electrical Code, International Mechanical Code, International Fuel Gas Code, and International Plumbing Code be met.

Fire Marshal:

To comply with applicable fire codes.

Planning:

Conditions supplement but do not eliminate other code requirements which pertain to site development. No additional variances from code have been expressed or implied. In case of conflicts, the more restrictive item shall prevail over the less restrictive item.

Criteria for Evaluation of Variance Proposal

1. **There are special circumstances or conditions unique to the property that do not generally apply to the district.**

This is an older commercial property established before zoning requirements for buffers, setbacks, and landscaping were in place.

2. **The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.**

Strict application of the provisions would prohibit use of the existing building and would require the installation of a privacy fence on the west side of the property and landscaping on three sides of the property. This would not deprive the applicant of use of the property, but would require significant changes to the site.

3. **Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.**

Removal of the existing building would cause the owner some hardship, as the site would need to be re-designed to accommodate a new building further back from the road without impacting the existing fuel pumps.

4. **If granted, the variance shall be in harmony with the general purposes and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.**

Granting the setback variance shall not cause any hard to the neighborhood or the public welfare. The building has been in this location for over sixty years without causing any issues. The granting of the buffer variance will have an impact on the neighbor to the west, but again, this property has been in use as a commercial property for over sixty years with no complaints. It is staff's opinion that providing trees along the public road will do more for the neighborhood and the public welfare than providing a buffer along one property line.

5. **In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance.**

In staff's opinion, the applicant has provided enough justification for the variance.

6. **When recommending a variance, the planning commission, or board of commissioners, when granting a variance, may establish reasonable conditions concerning the use of the property, and may establish an expiration date for such variances.**

So noted.

7. Any variance recommended and/or authorized is to be set forth in writing in the minutes of the planning commission and the board of commissioners, as the case may be, with the reasons for which the departure was justified, and the conditions under which the variance was granted.

So noted.





TEMPORARY USE PERMIT

June 2, 2016

Property Information	
Tax Map/Parcel ID	006 169
Address/Location	3236 Michelle Drive
Parcel Size	3.38 +/- acres
Current Zoning	R-A (Residential Agriculture)
Existing Land Use	Residential
Request	Temporary Dwelling
Commission District	District 4 (Morris)
Recommendation	Approval

Summary and Recommendation

Owners Tommy and Shannon Baird and applicant Shannon Baird request the renewal of a temporary use permit for a travel trailer located on the property at 3236 Michelle Drive (Tax Map 006 Parcel 169). This trailer is being used as a residence while the construction of a new house is underway. The property is currently zoned R-A (Residential Agriculture).

The applicant originally requested the permit in order to demolish the existing house on the property and build a new residence. Due to health issues, the construction of the new residence has been delayed, and the applicant is now requesting a renewal of the permit in order to allow her husband to continue living in the travel trailer while the house is finished.

The applicant's request does not require an advertised public hearing or review by the Board of Commissioners. If approved, the permit will expire in one (1) year. The temporary trailer must meet all required setbacks and must be connected to water and sewer.

After approval of the Temporary Use Permit request by the Planning Commission, a permit application must be submitted to the Building Standards Division and all inspections will be required in accordance with applicable Code(s).

Staff recommends **Approval** in accordance with the Temporary Use Permit Ordinance.